

TRANSFER
TAX
PAID

WARRANTY DEED

Statutory Short Form

008942

We, **Jeffrey R. Breton and Elaine J. Breton** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **William A. Bain and Cheryl E. Collins**, of HC 68 Box 198, Fryeburg, Maine 04037, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

56-15

A certain lot or parcel of land, with any buildings thereon, situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Commencing at a point on the southerly right of way line of Eustis Parkway and in the northeast corner of premises now or formerly owned by Philip Rosenthal; thence in a general southerly direction along the easterly line of Phillip Rosenthal a distance of one hundred (100) feet; thence at a right angle and in a general easterly direction in a line parallel to land one hundred (100) feet southerly of the southerly right of way line of Eustis Parkway, a distance of one hundred (100) feet to a point; thence at a right angle and in a general northerly direction a distance of one hundred (100) feet to a point; thence at a right angle and in a general westerly (erroneously referred to as "easterly" in the deed recorded in Book 1660 Page 171 of the Kennebec County Registry of Deeds) direction along the southerly right of way line of Eustis Parkway a distance of one hundred (100) feet to a point at the point of beginning.

The above-described property is conveyed subject to the following conditions and restrictions:

1. No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises.
2. No part of any building shall be placed nearer than thirty-five (35) feet from the line of any street, provided, however that porticos projecting not over three (3) steps, and bay windows are to be allowed on said reserved space.
3. No part of any building shall be placed nearer than ten (10) feet from any sideline.
4. No double decked porches may be built on any house.
5. Said dwelling house and garage shall not cost less than twenty-five thousand (\$25,000.00) dollars.
6. The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street.
7. No animals of any kind shall be kept on the premises, excepting however, household pets.
8. No dwelling house shall be erected on any lot having less than one hundred (100) feet frontage on the street.
9. The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

M. O. B. S. (2)

Being the same premises described in a warranty deed from Jacquelyn A. L'Heureux to Jeffrey R. Breton and Elaine J. Breton dated June 21, 1993, and recorded in the Kennebec County Registry of Deeds in Book 4429 Page 84.

56-15

WITNESS our hands and seals this 28th day of April 2000.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

Jeffrey R. Breton
Jeffrey R. Breton

William P. Dubord

Elaine J. Breton
Elaine J. Breton

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: April __, 2000

Then personally appeared the above named Jeffrey R. Breton and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord

Notary Public

Print

Name: _____

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2001



STATE OF MAINE
COUNTY OF KENNEBEC

Dated: April __, 2000

Then personally appeared the above named Elaine J. Breton and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord

Notary Public

Print

Name: _____

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2001



RECEIVED KENNEBEC SS.

2000 MAY -1 AM 9:00

ATTEST: Therese B. Meade
REGISTER OF DEEDS